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MEETING OF THE

COMMUNITY, ECONOMIC & HUMAN DEVELOPMENT COMMITTEE

***Thursday, April 3, 2014
10:00 a.m. – 12:00 p.m.***

**SCAG Main Office
818 W. 7th Street, 12th Floor
Policy Committee Room B
Los Angeles, CA 90017
(213) 236-1800**

If members of the public wish to review the attachments or have any questions on any of the agenda items, please contact Lillian Harris-Neal at (213) 236-1858 or via email harris-neal@scag.ca.gov

Agendas & Minutes for the Community, Economic, and Human Development Committee are also available at:
<http://www.scag.ca.gov/committees/Pages/default.aspx>

SCAG, in accordance with the Americans with Disabilities Act (ADA), will accommodate persons who require a modification of accommodation in order to participate in this meeting. SCAG is also committed to helping people with limited proficiency in the English language access the agency's essential public information and services. You can request such assistance by calling (213) 236-1858. We require at least 72 hours (three days) notice to provide reasonable accommodations. We prefer more notice if possible. We will make every effort to arrange for assistance as soon as possible.

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Community, Economic, and Human Development Committee

Members – April 2014

Members

Representing

Chair*	1. Hon. Margaret E. Finlay	<i>Duarte</i>	District 35
Vice Chair*	2. Hon. Bill Jahn	<i>Big Bear Lake</i>	District 11
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	4. Hon. Don Campbell	<i>Brawley</i>	ICTC
	5. Hon. Carol Chen	<i>Cerritos</i>	GCCOG
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	7. Hon. Jeffrey Cooper	<i>Culver City</i>	WSCCOG
	8. Hon. Lynne Dvorak	<i>Laguna Woods</i>	OCCOG
	9. Hon. Rose Espinoza	<i>La Habra</i>	OCCOG
	10. Hon. Debbie Franklin	<i>Banning</i>	WRCOG
	11. Hon. Ron Garcia	<i>Brea</i>	OCCOG
*	12. Hon. James Gazeley	<i>Lomita</i>	District 39
	13. Hon. Joseph J. Gonzales	<i>South El Monte</i>	SGVCOG
	14. Hon. Micheal Goodland	<i>Jurupa Valley</i>	WRCOG
	15. Hon. Julie Hackbarth-McIntyre	<i>Barstow</i>	SANBAG
	16. Hon. Tom Hansen	<i>Paramount</i>	GCCOG
*	17. Hon. Steven Hofbauer	<i>Palmdale</i>	District 43
	18. Hon. Robert Joe	<i>South Pasadena</i>	Arroyo Verdugo
	19. Hon. Jim Katapodis	<i>Huntington Beach</i>	District 64
	20. Hon. Charles Martin		Morongo Band of Mission Indians
*	21. Hon. Larry McCallon	<i>Highland</i>	District 7
*	22. Hon. Kathryn McCullough	<i>Lake Forest</i>	District 13
	23. Hon. Susan McSweeney	<i>Westlake Village</i>	LVMCOG
*	24. Hon. Carl Morehouse	<i>Ventura</i>	District 47
	25. Hon. Gene Murabito	<i>Glendora</i>	SGVCOG
	26. Hon. Ray Musser	<i>Upland</i>	SANBAG
*	27. Hon. John Nielsen	<i>Tustin</i>	District 17
	28. Hon. Edward Paget	<i>Needles</i>	SANBAG
	29. Hon. John Palinkas	<i>Pechanga Band of Luiseño Indians</i>	Tribal Government Representative
	30. Hon. R. Rex Parris	<i>Lancaster</i>	North Los Angeles County
	31. Hon. Julio Rodriguez	<i>Perris</i>	District 69
	32. Hon. Sonny R. Santa Ines	<i>Bellflower</i>	GCCOG
	33. Hon. Becky Shevlin	<i>Monrovia</i>	SGVCOG
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	35. Hon. Ray Torres		Torres Martinez Band of Cahuilla Indians
	36. Hon. Michael Wilson	<i>Indio</i>	CVAG
	37. Hon. Frank Zerunyan	<i>Rolling Hills Estates</i>	SBCCOG

*Regional Council Member

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COMMUNITY, ECONOMIC AND HUMAN DEVELOPMENT COMMITTEE AGENDA APRIL 3, 2014

The Community, Economic and Human Development (CEHD) Committee may consider and act upon any of the items listed on the agenda regardless of whether they are listed as Information or Action Items.

CALL TO ORDER & PLEDGE OF ALLEGIANCE

(Hon. Margaret E. Finlay, Chair)

ELECTION OF CHAIR AND VICE-CHAIR

PUBLIC COMMENT PERIOD – Members of the public desiring to speak on items on the agenda, or items not on the agenda, but within the purview of the Committee, must fill out and present a speaker's card to the Assistant prior to speaking. Comments will be limited to three (3) minutes. The Chair may limit the total time for all comments to twenty (20) minutes.

REVIEW AND PRIORITIZE AGENDA ITEMS

INFORMATION ITEMS

	<u>Time</u>	<u>Page No.</u>
1. <u>Economic Development Options for Local Jurisdictions in the Post-Redevelopment Agencies (RDA) Era</u> <i>(Larry Kosmont, President/CEO, Kosmont Companies)</i>	Attachment 75 mins.	1
2. <u>Progress of One-on-One Meetings with Local Jurisdictions to Provide Assistance for a Bottom-up Local Input Process</u> <i>(Kimberly Clark, SCAG Staff)</i>	Attachment 10 mins.	28
3. <u>25th Annual SCAG/USC Demographic Workshop – June 9, 2014</u> <i>(Simon Choi, SCAG Staff)</i>	Attachment 10 mins.	32

CONSENT CALENDAR

Approval Item

4. <u>Minutes of the February 6, 2014 Meeting</u>	Attachment	33
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Receive and File

5. <u>2014 Regional Council and Policy Committees Meeting Schedule</u>	Attachment	39
6. <u>SCAG Sustainability Planning Grants Program – Monthly Update</u>	Attachment	40

COMMUNITY, ECONOMIC AND HUMAN DEVELOPMENT COMMITTEE AGENDA APRIL 3, 2014

CHAIR'S REPORT

STAFF REPORT

(Frank Wen, SCAG Staff)

FUTURE AGENDA ITEM(S)

ADJOURNMENT

The next CEHD Committee meeting is scheduled for Thursday, June 5, 2014, at the SCAG Los Angeles Office.

All Policy Committee Members are invited to attend the SCAG Regional Conference and General Assembly, May 1-2, 2014, to be held at the Renaissance Esmeralda Indian Wells Resort & Spa, 44400 Indian Wells Ln, Indian Wells, CA 92210

DATE: April 3, 2014

TO: Community, Economic and Human Development (CEHD) Committee

FROM: Huasha Liu; Director, Land Use and Environmental Planning; 213-236-1838;
liu@scag.ca.gov

SUBJECT: Economic Development Options for Local Jurisdictions in the Post-Redevelopment Agencies (RDA) Era

EXECUTIVE DIRECTOR'S APPROVAL:



RECOMMENDED ACTION:

For Information Only – No Action Required.

EXECUTIVE SUMMARY:

The California Redevelopment Agencies (RDAs) were officially dissolved as of February 1, 2012, under state law. Without RDAs, local jurisdictions; developers; and planners must collaborate and use all available resources and options to promote economic development through feasible projects. Larry J. Kosmont, President and CEO of Kosmont Companies, will present options for economic development in the post-RDA era. The Regional Council has adopted economic development as a high legislative priority.

STRATEGIC PLAN:

This item supports SCAG's Strategic Plan; Goal 1: Improve Regional Decision Making by Providing Leadership and Consensus Building on Key Plans and Policies; Objective a: Create and facilitate a collaborative and cooperative environment to produce forward thinking regional plans.

BACKGROUND:

In 2011, the Legislature enacted AB 1X 26 (Blumenfield) which eliminated RDAs and established procedures for winding down the agencies, paying off enforceable obligations, and disposing of agency assets. AB 1X 26 established successor agencies (typically the city or county that established the agency) to take control of all RDA assets, properties, and other items of value. Under the law, successor agencies dispose of an agency's assets as directed by an oversight board, made up of representatives of local taxing entities, with the proceeds transferred to the county auditor-controller for distribution to taxing agencies within each county.

The legislation to dissolve RDAs was legally challenged and, as a result of the landmark decision of the California Supreme Court in *California Redevelopment Association et al. v. Matosantos*, 53 Cal. 4th. 213 (2011), the dissolution law was upheld and, as of February 1, 2012 all existing RDAs throughout the State were dissolved, with successor agencies established to assume all the authority, rights, powers, duties and obligations previously vested with the respective former redevelopment agency.

What is redevelopment and why is it important to local communities?

The California Community Redevelopment Act was created in 1945 to give local governments tools to address urban problems such as blight, degraded buildings and a lack of affordable housing. Redevelopment is a process that enables local governments to revitalize deteriorated and blighted areas. Redevelopment agencies develop a plan and provide the initial funding to encourage and attract private investment that otherwise would not occur. Redevelopment activities create jobs and expand business opportunities, provide housing for families most in need, help reduce crime, improve infrastructure and public works, and cleanup of environmentally-threatened and rundown areas. Often, redevelopment activities create opportunities for new built environment.

Revitalization of deteriorated areas does not happen on its own. Often, the private sector is reluctant to invest in such areas because the risk and costs associated with doing so outweigh the benefits. Redevelopment serves as a catalyst for private investment by providing the initial plan and seed money that ultimately breathes new life into areas in need of economic development and new opportunity by:

- Building or rehabilitating housing for working families
- Building and upgrading roads, water systems and other public works and infrastructure
- Building and rehabilitating community centers, parks, libraries, public safety buildings and other community facilities
- Helping small businesses create jobs by revitalizing older retail districts
- Revitalizing rundown or blighted neighborhoods, which can help reduce crime and increase opportunity for struggling communities

How were redevelopment agencies funded?

Redevelopment agencies were funded through tax increment financing, which was approved by California voters in 1951 to address blight in urban areas. When redevelopment agencies improved deteriorated areas, property values within those areas rose, thus increasing property tax revenues. The increased property taxes resulting from redevelopment activity are referred to as “tax increment.” Tax increment revenues remained within the community in which they are generated with 20% of tax increment funds set aside to provide for local affordable housing. Any increase in property tax revenue resulting from the reassessment of property was allocated to the redevelopment agency as a percentage of property tax. State law allowed redevelopment agencies to pledge tax increment to repay bonds and other types of debt incurred by RDAs to make investments in redevelopment project areas.

Economic Development Challenges and Options in the Post-RDA Era

Following the dissolution of RDAs in 2012, numerous legislative bills were introduced to guide and ensure as much as possible an orderly dissolution process, and to provide local government with other potential structures to use tax increment finance for local economic development. SCAG adopted as part of its 2012, 2013, and 2014 state legislative priorities the support of legislation to enhance economic development opportunities to local government, giving it the tools to help achieve further economic turnaround and growth. SCAG supported a number of legislative bills post-RDA dissolution that would have assisted local government to achieve these economic development goals, including: SB 1156 (2012 - Steinberg), which would have authorized formation of a Community Development and Housing Joint Powers Authority to carry out some provisions of the Community Redevelopment Law under specified

REPORT

circumstances; AB 564 (2013 - Mullin), which would have greatly assisted local government in winding down dissolved RDAs by requiring the Department of Finance to adhere to its issued findings of completion without subsequent modification; and SB 1 (2013/14 – Steinberg) which authorizes cities and/or counties to form a Sustainable Communities Investment Authority to use tax increment funds subject to specified requirements to support development in transit priority project areas, small walkable communities, and clean energy manufacturing sites. These bills were either vetoed by the Governor who, with very few exceptions, vetoed all bills deemed to be ‘son of RDA’ in order to ensure a more complete wind down of dissolved RDA’s before contemplating the use of other similar structures, or as in the case of SB 1 are still pending before the Legislature.

The loss of tax increment financing has come at a time when the economy has experienced the “Great Recession,” with local economies needing capital infusion to revive the housing market and construction industry. Along with reductions in state and federal grants and programs during the economic downturn and difficult budget situation, local governments are challenged to balance their budgets and usually cut into basic services provided. As such, jurisdictions are struggling to develop new projects to gain the additional jobs and the increase in the tax base that previously accrued from redevelopment projects. Without tax increment financing through RDAs, cities have had to reexamine their economic resources and incentives. Local officials, developers, and urban planners must collaborate and use all available resources to make projects feasible. In this post-RDA era, the financial sources and uses for each project must be analyzed to ensure the maximum efficiency use of the funds and greatest impacts on economic development and job creation.

Larry J. Kosmont and the Kosmont Companies are recognized for devising economic development strategies for local governments. Kosmont Companies has assisted numerous public agencies in their quests to retain jobs, attract and retain businesses, and structure tax and incentive plans to target private investment that yields jobs and taxes. Mr. Kosmont will provide information to CEHD members and answer questions related to post-RDA opportunities for economic development.

FISCAL IMPACT:

Work associated with this item is included in the current FY OWP under 055.SCG00133.05: Integrated Growth Forecasting Data Analysis & Development for 2016 RTP/SCS.

ATTACHMENT:

PowerPoint Presentation: “Economic Development Options for Local Jurisdictions in the Post-Redevelopment (RDA) Era”

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Economic Development Options for Local Jurisdictions in the Post- Redevelopment (RDA) Era

by:

Kosmont Companies

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www.kosmont.com

By Larry Kosmont, CRE®, President & CEO, Kosmont Companies

This presentation is available online

www.kosmont.com

Today's Agenda

- **State of the State & Local Economic Development**
- **2014 Economic Development Toolkit “101”– Basic Tools**
- **The future of Economic Development in CA &**
- **Implementing an Economic Development Strategy**



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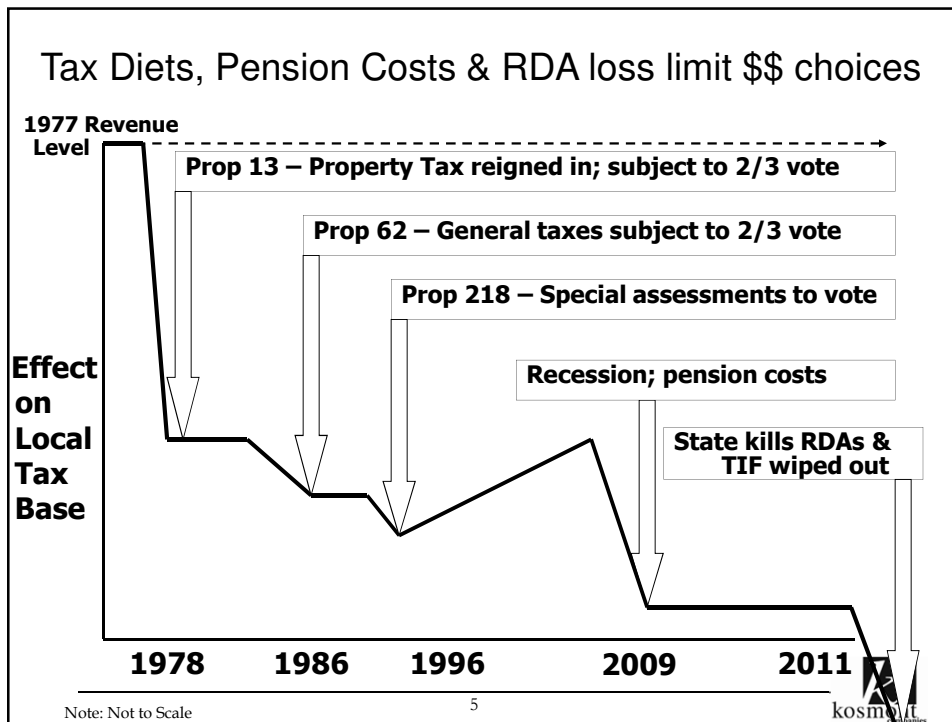


Review of California in 2014 Q1

- **Unemployment still 5th highest in U.S. with 1.6 mil out of work**
- **State unemployment very uneven: 5% in Marin Co; 26% Imperial**
- **Close to 25% of Californians live below the poverty line**
- **Cities distracted by RDA dissolution activity**
- **Enterprise Zones terminated in 2013, replaced by AB93**
- **California remains high cost & unfriendly to business**
- **Pensions remain underfunded with no practical solution in sight**
- **State is “Not Focused” on Local Government**
 - Majority of Economic Development Bills died or vetoed
 - CA attempting to replace tax increment loss with less potent tax credits

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RDA “lite”: New State Tools & Legislation (2014)

State has added new ED Tax Credit programs – *limited in scope*:

- **Sales & Use Tax Exemption / Manufacturing Equipment**

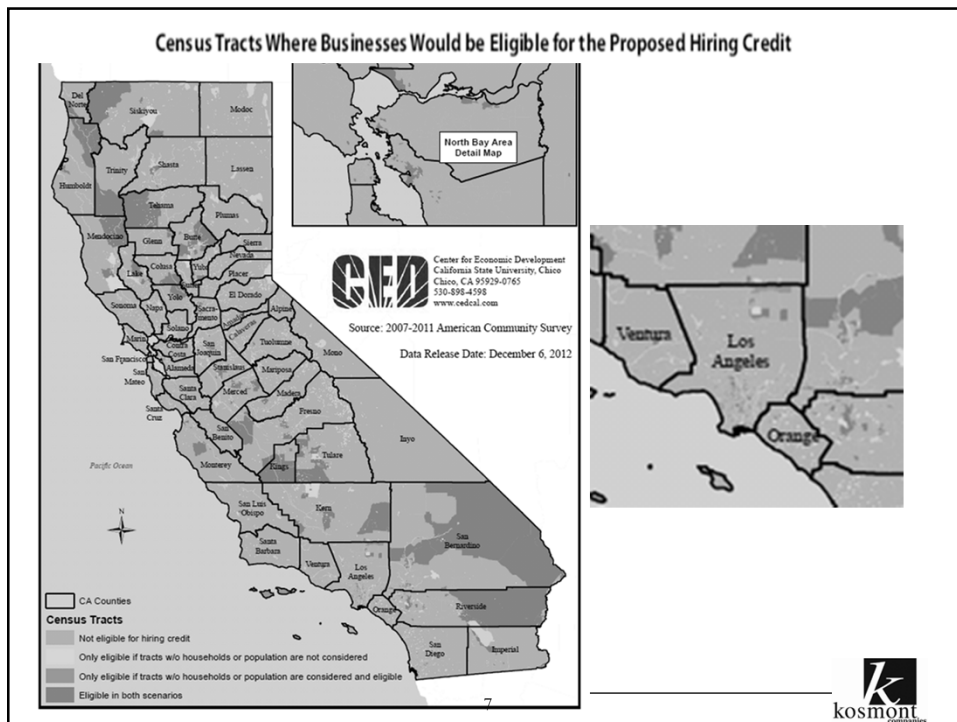
- Existing sales tax credit for businesses expanded to *statewide* sales tax exemption on purchase of manufacturing or R&D equipment
- Businesses allowed to exclude the first \$200 million equipment purchases from state share of sales tax (4.19%) from 7/1/14 through 6/30/22

- **Investment Incentive (attraction/retention credit)**

- Businesses compete for tax credits based on # of jobs to be created or retained
- Approval of any incentive by a five member committee composed Treasurer’s office, Department of Finance, GO-Biz, the CA Senate and CA Assembly
- Approved credits may be recaptured if a business fails to fulfill contract

- **Hiring Credit**

- For businesses in census tracts with top 25% in unemployment & poverty
- Credit available for those who show a net increase in jobs
- Equals 35 percent of wages between 1.5 - 3.5 times minimum wage for five years



New Economic Development Legislation: Jan 2014

- **SB 470 (Wright): “Community Development: Economic Opportunity”**
 - Intent of bill is to promote ED on local level; communities can enact local strategies to increase jobs and generate tax revenue for all levels of gov.
 - Creates definition of “Economic Opportunity”
 - City/County can sell RDA property for ED purposes at “fair reuse value”
 - Requires Public Hearing & Report Prior to Sale/Lease of Land under PMP
- **AB 440 (Gatto): “Hazardous Materials: Local Cleanup”**
 - RDAs used Polanco to remediate/redevelop sites with environmental issues
 - Grants cities & counties Polanco powers as Brownfield remediation tool
 - Encourages infill development and cleanup of Brownfields

New Economic Development Legislation: Jan 2014

- **AB 562 (Williams): Report on “Economic Development Subsidies”**
 - City/County to provide report before any ED subsidy of \$100,000 +
 - Description of the subsidy public purpose of the subsidy
 - Estimated number of jobs created
 - Projected tax revenue
- **AB 483 (Ting): “Tourism & BID Districts”**
 - BIDs are voluntarily formed by businesses to impose an assessment on themselves to privately fund tourism promotion efforts (and other activities)
 - Helps TIDs/BIDs comply with Prop 26: specific benefits & government services assessments are NOT a tax
- **SB 743 (Steinberg): “CEQA Reform Bill”**
 - Reduced CEQA analysis for Urban Infill projects
 - Expands exemption to include commercial development/mixed-use projects proximate to transit and consistent with Sustainable Communities Strategy

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New Economic Development Legislation: Jan 2014

- **AB 471 (Atkins): Health & Safety Code 34171 Community Development- Economic Opportunity**
 - AB 471 (Atkins), amending Authorizes an infrastructure financing district (IFD) to finance projects in areas within or overlapping with former RDA areas
 - Provides for funding of housing authority administrative costs through recognized obligation payment schedule (ROPS) listing
 - Other modifications to ROPS procedures include:
 - Permits payments beyond current 6-month ROPS period if required by lender
 - Permits bond proceeds issued during cycle to be on ROPS as fund source
- **SB 341 (DeSaulnier): Health & Safety Code 34176, 34176.1 Encouraging Housing Spending**
 - Provides rules for successor housing agencies on spending former RDA housing assets
 - Expands use outside former RDA project areas, including transit projects and other areas, allows agencies to combine funds in some circumstances
 - In addition to new Low/Moderate income housing, encourages spending on maintaining long term affordability and addressing homelessness and restricts efforts for all-senior



TIF is Primary ED Tool - still **Dead** in CA

- **Tax Increment Financing is the “Gold Standard” public financing tool for real estate projects & economic development nationwide**
 - Authorized and used in 47 states and Washington D.C.
 - In California TIF allowed RDAs access to significant long-term funding source
 - Typically used property tax; stable enough to be leveraged through TIF Bonds
 - TIF grows for decades over a base year, providing leverage for revenue projects
 - RDAs created millions of dollars & thousands of new jobs, but not well promoted
- **When the State tossed Redevelopment it also discarded TIF**
 - Without TIF, CA cannot compete effectively for business and jobs
 - Gov's '14-'15 Budget proposes minimal TIF reform with less restrictions on Infrastructure Financing Districts by reducing voting requirement to 55%
 - However, public agency “opt out” provision would remain
 - Unlikely to induce economic development projects

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CA in 2014 = High Taxes & High Unemployment

Higher CA taxes make it difficult for businesses to compete

- California consistently rated least biz friendly by the CEO Roundtable
- Without incentives, growth companies may look elsewhere
- **CA Over 175 cities & 36 counties at >9% unemployment; we need jobs**
- **Economic Development is the primary solution for CA Cities:**
 - Private investment = growth in real estate values and economic activity (local business spending, new wages, retail sales)
 - Cities help themselves & State by helping companies to invest
 - 320,000 new jobs yield \$1 billion dollars per year in State GF revenues
- **Cities need Real Estate projects for Economic Development to add jobs, raise jobs and improve quality of life**

Economic development is tougher but possible without tax increment

Source: Ballotpedia, 2012; 2013 Kosmont-Rose Institute Cost of Doing Business Survey.



Today's Agenda

- State of the State & Local Economic Development
- 2014 Economic Development Toolkit “101”– Basic Tools
- The future of Economic Development in CA &
- Implementing an Economic Development Strategy

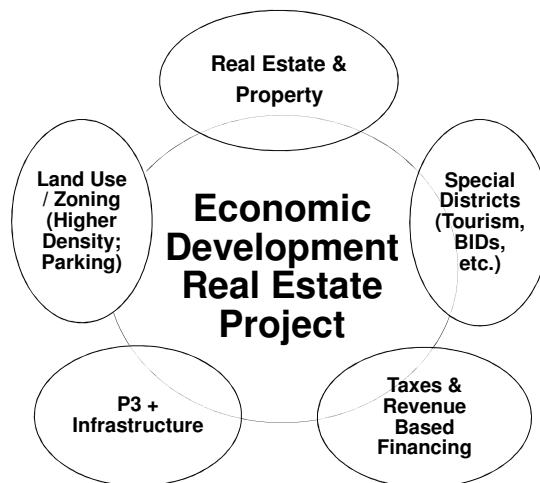


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Post-RDA Economic Development Tools

Cities have 5 BASIC TOOLS for Public Private Projects



Theses tools often work best when used together

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Post-RDA Tools – Real Estate & Property



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Real Estate as an E.D. Resource

Local Government-Owned Real Estate Types:

- Former RDA real estate – PMPs
- Real Estate with public use (civic centers, fire stations, recreation)
- Surplus Property (City, School District, Utility, other)
- Rights of Way / Streets / Alleys
- Parking Lots / Structures

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Real Estate as an E.D. Resource

Land lends value to ED projects: can increase market/reuse value

- “Owned” land values can be propped up by zoning/use actions that add value
 - Density, reduced parking, hours of operation, height
- High commuting costs and transit lines have increased the “location value” of in-fill sites (e.g. parking lots, city / utility yards)

Public Agency land under-utilized;

- Existing zoning may not support highest & best use
 - Often needs work (entitlements, assemblage, env. remediation)
- Potential to increase value & property taxes (stable revenue source)
- Added “value” and/or lease revenue can be borrowed against (leverage)
- New funds from leverage can be used for Economic Development projects

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RDA Dissolution: Unique Chance for Cities

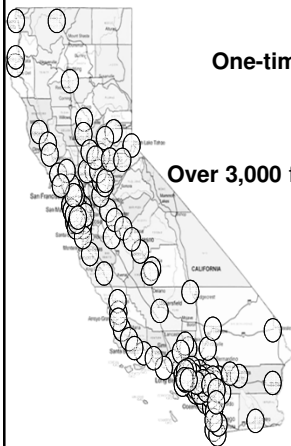
427 former Agencies must complete Property Management Plans by mid-2014

One-time opportunity to use PUBLIC PROPERTY and ZONING tools together: “PMP” can produce private investment for a City

Over 3,000 former RDA properties must be disposed of starting in Q1 2014

Some properties need remediation which may be achievable because of SB 470 (Wright) **extends “Polanco” to cities**

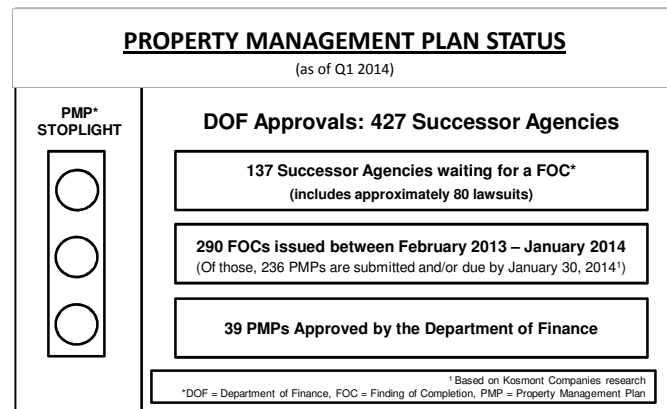
Economic development can materialize by strategically managing PMP tasks & assets



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Statewide Status of DOF PMP Approvals

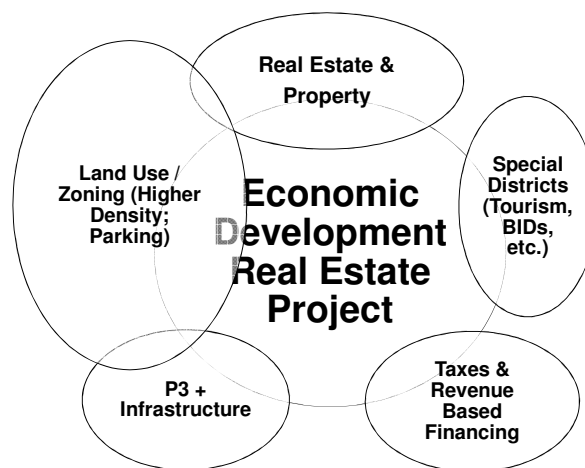


DISCLAIMER: This information was compiled by Kosmont Companies based on best information available and is preliminary in nature. Kosmont Companies makes no representations regarding the accuracy or suitability for use of this information.

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Post-RDA Tools – Land Use / Zoning



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Land Use & Zoning Tools

1. Expedited Processing of Entitlements and Permits:

- For the private sector *time is money*. Reduced processing time is a win-win
- Shorter timeframes for CEQA and other local Permitting requirements

2. Development Agreement (DA):

- Think “prenuptial agreement”
- DAs lock in benefits for public & private sector: e.g. fee deferral vs infrastructure

3. Specific Plans:

- Incorporate “ED” priorities and convert them to zoning policy objectives

4. Development Opportunity Reserve (DOR):

- Assign density for preferred uses (mixed use, retail, tax and job generators);
Reward the Buyer/investor not the owner

5. Transfer of Development Rights (TDR):

- Specific Plans with an Economic Development “kicker.”

6. Post Construction Operating Covenants:

- Valuable for financing improvements made by a developer and/or tenant

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Land Use/Zoning Options- Density as ED Tool

Development Opportunity Reserve (“DOR”):

- **Problem: Upzoning used to stimulate economic development often results in a windfall to existing landowners, not targeted users**
- **Bright Idea: Combine Specific Plans (SP) with Econ. Development “Kicker”**
- Zoning/Density should protect/advance community desires as per the SP
- Place ‘Added’ density into a “Reserve Account” but do not distribute per parcel
- Higher density to new projects that comply with pre- set “community objectives”
- Economic value of “DOR” density goes to desired projects vs. existing owners

Example: Burbank Media District Specific Plan

Burbank Media Overlay District Zone (1991- present) – allows more density through CUP process for projects that meet community goals (e.g. infrastructure)

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Case Study: Macerich – Mall of Victor Valley

The Challenge

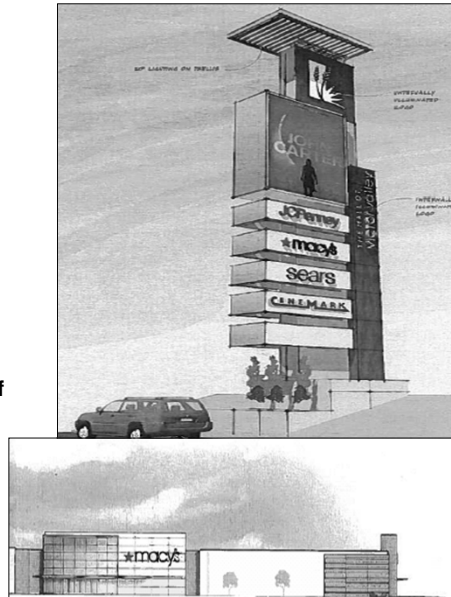
- Lost several major tenants from a significant regional shopping mall; decline in sales tax revenue

The Post-RDA Tools Used

- Development Agreement
- Operating Covenant (Macy's)
- Site-Specific Tax Revenue (SSTR)

The Outcome

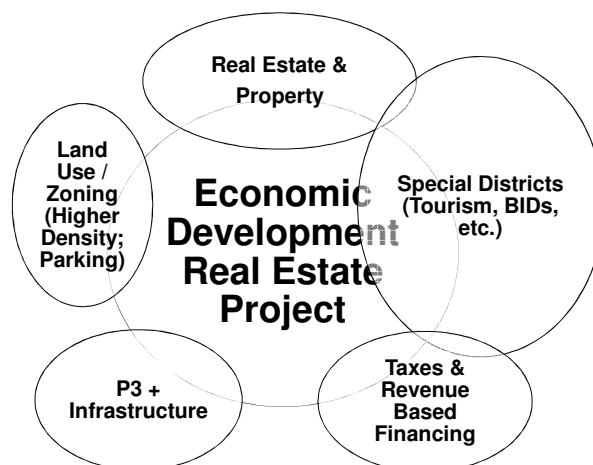
- Extreme Mall Makeover: Net increase of 47,000 retail SF (531,000 total SF)
- New Macy's and JC Penney (replacing shuttered Gottschalks and Mervyns)
- JCP opened in OCT. 2012
- MACY's opened in Mar. 2013



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Post-RDA Tools – Special Districts



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Post RDA Tools - Districts Overview

- **California Law allows creation of various specialized districts**
 - Located within a city that apply economic development programs on an area-wide scale vs. site-specific level
 - Districts may use taxes, assessments, exactions, and other funding sources for projects in the district
- **Popular Types of Districts:**
 - Business Improvement District (BID)
 - Property Improvement Business District (PBID)
 - Tourism Improvement District (TID)
 - Community Facilities District (CFD)

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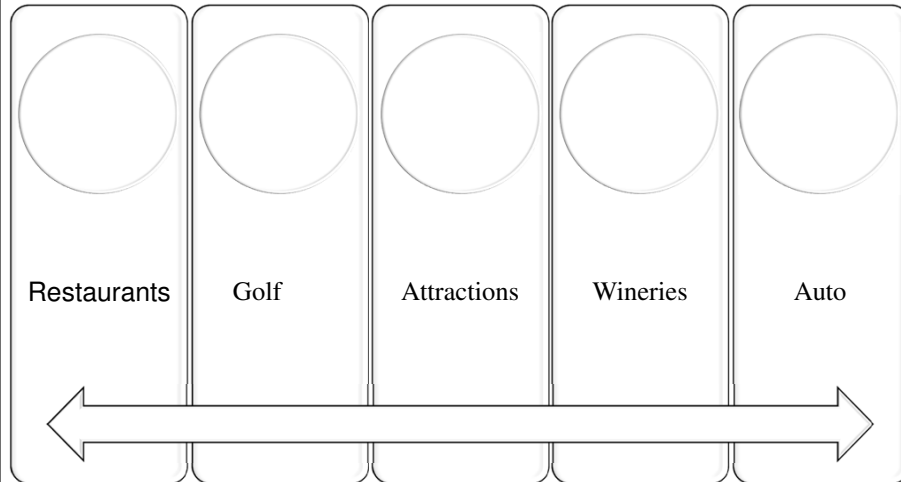
BID/PBID Characteristics

- **Business Improvement District (BID):**
 - Surcharge on business license taxes
 - Fund business marketing, promotions/events, parking improvements
 - Benefit assessment fee independent of business license taxes
- **Property Business Improvement District (PBID)**
 - Setup for 5 years at a time (renewable in 10 year increments)
 - Fund clean and safe programs, capital improvements, management
 - 100 plus PBIDs created around State
 - Requires 50.1% weighted owner ballot approval
 - Can assess vacant land, buildings, gov properties, public utility properties, churches, non-profits but not residentially zoned properties

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Types of Districts Expanding

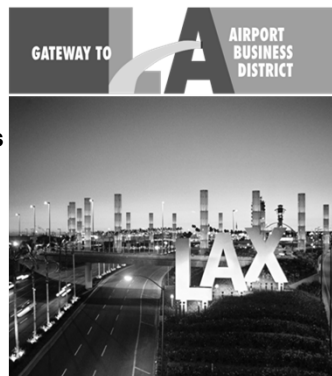


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PBID: Gateway to L.A.

- **Established 15 years ago**
- **Serves as front door to LA for Airport patrons**
- **12.3 million square feet of hotel, office, retail, restaurants, car rental, parking facilities**
- **Gateway – working to identify opportunity sites in G2LA area for “Fashion Outlet Center”**
 - Attraction for 64 million travelers
 - Increased Sales Tax, Property Tax, TOT
 - Will create over 1,000 jobs
 - Increased METRO ridership
 - Regional attraction



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TID Characteristics

- **Tourism Improvement Districts:**

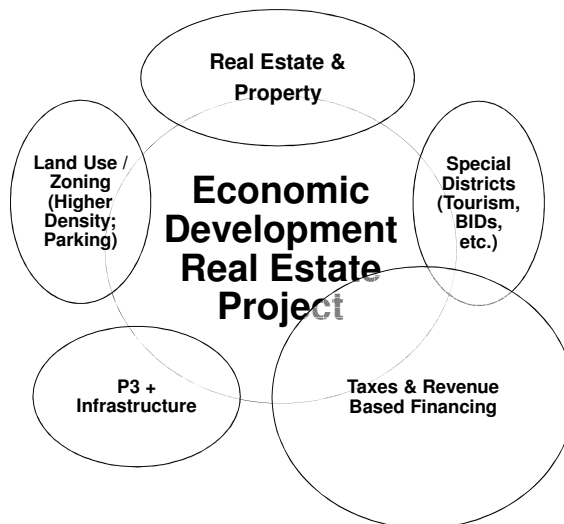
- Funds raised through an assessment on lodging stays
- Provides services directly benefitting businesses within district
- As of 2013, there are over 50 local tourism improvement districts in CA
- Noticeable TID is San Diego; TID funds programs /events to attract overnight visitors to San Diego Convention Center (i.e. Comic Con)



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Post-RDA Tools – Taxes & Revenue Financing



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Post RDA: Basic Tax & Financing Tools

FINANCING TOOL	THE BASICS
Lease Revenue Bonds	<ul style="list-style-type: none"> Public agency income stream (utility, parking) set up in long-term lease obligation & borrowed against <u>Example</u>: leverage of utility lease revenues in South Gate for publicly owned infrastructure improvements to accommodate retail center
Lease-Leaseback	<ul style="list-style-type: none"> Lease/sublease of asset between two public agencies enables lease payments to be leveraged (borrowed) <u>Example</u>: Existing building facility, lease payments can start immediately without the need to fund capitalized interest
Site Specific Tax Revenue Pledge (SSTR)	<ul style="list-style-type: none"> Tax revenue (sales, hotel) generated by a specific project and applied to reduce gap by lowering project debt or equity Contributes amount calculated each year based on actual increment of public revenues produced that year by project

Special Purpose Financing Authorities

- **Parking Authorities**
 - Commission-led local government entity (law enacted in 1949)
 - Manages parking operations and revenue citywide
 - May be used to acquire property and fund new parking facilities
 - Landlord for parking leases and concession agreements
- **Infrastructure Financing Districts – A “D.O.A.” District**
 - Established in 1990 to finance public works in suburban areas
 - Has been used 3 times (Lego-land, Rincon Hill in SF)
 - Uses Tax-Increment Financing
 - Requires 2/3rd public vote for district formation and bond issuance
 - Cannot be used in prior RDA areas
 - Governor proposed modification reduces vote to 55% - not enough for cities to use in most cases

Case Study: South Gate – “azalea” Retail Center

The Challenge

- Formerly a pipe mfg plant, the 32-acre site lay fallow & blighted for years
- City purchased the land in 2006 to revitalize community with a quality regional retail & entertainment center
- South Gate has highest population density in LA County; residents must drive great distances for basic retail goods and quality restaurants

The Post-RDA Tools Used

- Utility Bonds for off-sites
- Infrastructure & Fee Waiver Agreement
- New Market Tax Credits (NMTTC)
- EDA Grant



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Case Study: South Gate – “azalea” Retail Center

The Outcome

- 372K sf regional retail center (Walmart, Ross, Marshalls)
- Opens June 2014
- Public Plaza & Events Center, City Services Annex
- Project will generate \$2.6m per year in sales (2% sales tax rate)
- Enables City to recapture sales tax leakage & create ~600 jobs



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companies

Case Study: Redondo Beach Waterfront Revitalization

The Challenge

- Redondo Beach's aging waterfront increasingly struggles to compete in SoCal, especially with neighboring South Bay cities
- City explored ways to revitalize pier, boardwalk & adjacent properties
- Cost of deferred maintenance best paid for by new private investment



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Case Study: Redondo Beach Waterfront Revitalization



The Post-RDA Tools Used & The Outcome

- Kosmont structured Lease-leaseback financing for 15 acres of land acquisition to be paid back from tenant lease cash flow
- RFQ issued for 15+ Acres of Waterfront development
- CenterCal Development (w/ CalSTRS as JV) selected
- MOU executed & CEQA Process beginning

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Case Study: Redondo Beach Waterfront Revitalization



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Case Study: City of Redondo Beach – Marine Ave. Hotels

The Challenge

- City desired to utilize area near Metro station
- Odd lot size & shape; multiple ownership; and vacant condition has deterred private development
- Developer proposes 147-room Hilton Garden Inn, 172-room Marriott Residence Inn and 180 Room Extended Stay Hotel located adjacent to the Metro station



The Post-RDA Tools Used

- ✓ *Ground Lease / Lease-Leaseback*
- ✓ *Site-Specific Tax Revenue Pledge (Prop & TOT)*
- *Mezzanine Reserve Fund*

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Case Study City of Redondo Beach – Marine Ave. Hotels



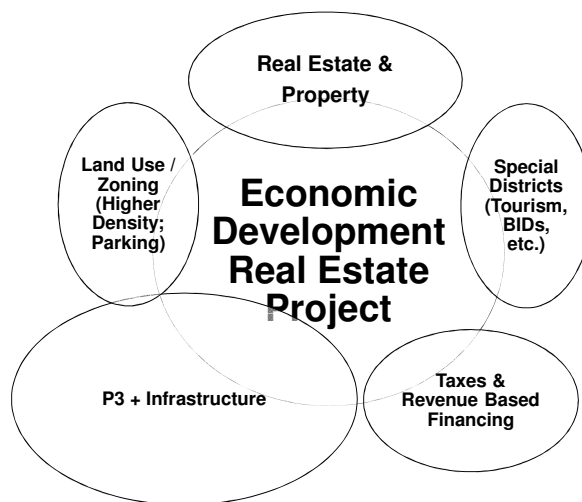
The Outcome

- Site Specific Tax Revenue is key; without project does get financed
- Will add over \$3.5 million/year in TOT & create ~150 jobs
- Brings three quality hotel operations to the City's "front door"
- TOD project across street from Metro Green Line station

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Post-RDA Tools – P3 + Infrastructure



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P3 Infrastructure Overview

- **What is Infrastructure P3?**
 - **Contractual Agreement** between a public agency and a private sector entity to deliver facility for the use of the general public
 - **P3s offer government agencies in CA an alternative mechanism for financing vital infrastructure projects**
 - **AB 164** - Authorizes local government agencies to use P3s to design, finance, and maintain fee-producing infrastructure facilities
- **Types of Infrastructure P3**
 - **Transportation:** roads, bridges, tunnels, rail
 - **Defense:** Military housing, Utilities, Reuse of Military Base
 - **Health:** Hospitals, Schools, Prisons
 - **Water:** Collection, Desalinization and Distribution
 - **Social:** Civic Houses, Court Houses

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Summary of Local P3 Opportunities

- **Local P3 Projects to assist in the following:**
 - **Local-Serving Infrastructure**
 - **Water/Wastewater Projects, Parks, Municipal Buildings**
 - (i.e. Long Beach Courthouse, Oxnard Fire Station)
 - **Economic Development Programs**
 - **City's owned Real Property Assets/LRPMP can lead to ED opportunity**
- **Why Public Private Partnerships?**
 - **Shortened Procurement Cycle**
 - **"Free up" public funds for other purposes**
 - **Transfer project risks to private partner**
 - **Quicker access to financing for projects**
 - **Minimize general fund debt and keep off city financial statements**

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City of Oxnard – P3 Infrastructure Delivery

The Challenge

- City struggled to find a financing source and a project delivery method to build a much needed fire station on vacant 2.49 acre parcel

The Post-RDA Tools Employed

- P3 Infrastructure Delivery
- Revenue Bonds

The Outcome

- Established a California Municipal Finance Authority to issue two bonds to fund project
- Bonds financed design, acquisition, construction and equipping of a “turn-key” fire station to be transferred to the City of Oxnard after 24 months
- Revenue bonds earned an “A+” rating from S&P despite the bonds assuming construction risk



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Today's Agenda

- State of the State & Local Economic Development
- 2014 Economic Development Toolkit “101”– Basic Tools
- The future of Economic Development in CA &
- Implementing an Economic Development Strategy



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In 2014, ED is possible...just not easy

- **No support from Governor on Tax Increment Financing for Econ Development (jobs & tax revenue) or Infrastructure Financing (IFDs) *if***
 - Uses any school increment
 - Opt-in provisions for other tax agencies eliminated
- **Econ Dev incentives needed to lure private sector investment**
 - Unemployment is California's blight; among highest in nation
 - Cities do have "hand tools" left to use after loss of RDA "power tool"
- **For now, State & Cities in CA are expensive and on a "new tax" binge**
 - CEOs already view California as costly and cumbersome
 - State Budget in better shape but largely due to expiring tax increases
- **Jobs & Education District Initiative (JEDI) would bring back TIF back**
 - Filed with State Controller, but needs \$\$ and signatures
- **If JEDI Initiative fails then ultimately new State Legislation may help**
 - Slow boat with short life line

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Implementing an Econ Dev Strategy is Key

- **Economic Development Projects w/o RDAs are more challenging but achievable, cities need well conceived strategy**
- **Steps for Economic Development Strategy Implementation:**
 - Review Basic Tool Kit: Real Estate, Zoning, Districts, Revenue/Tax, and P3
 - Determine which tools City is willing to use
 - Create Economic Development Inventory of potential projects
 - Pick potential projects from ED Inventory – determine feasibility
 - Review initial opportunities
 - Post RDA Properties
 - Potential to create districts and/or use zoning & DORs
 - P3 Project
 - ED & Public Finance complexities demand a highly skilled team – review steps above and work with recognized professionals

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By **Larry Kosmont, CRE®, President & CEO, Kosmont Companies**

This presentation is available online



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DATE: April 3, 2014

TO: Community, Economic and Human Development (CEHD) Committee

FROM: Kimberly Clark, Senior Regional Planner, Land Use and Environmental Planning,
213-236-1844, clark@scag.ca.gov

SUBJECT: Progress of One-on-One Meetings with Local Jurisdictions to Provide Assistance for a Bottom-up Local Input Process

EXECUTIVE DIRECTOR'S APPROVAL: 

RECOMMENDED ACTION:

For Information Only – No Action Required.

EXECUTIVE SUMMARY:

As past practice, SCAG staff will engage in a bottom-up local input process for the 2016-2040 Regional Transportation Plan and Sustainable Communities Strategy (2016 RTP/SCS) employing a “local control - regional collaboration” strategy for the Plan update. To facilitate and assist in the local review of the draft socioeconomic and geographic datasets for the 2016 RTP/SCS, staff is meeting with each jurisdiction one-on-one to collect data changes, answer questions, and provide technical guidance, as needed. To date, staff have met with 147 jurisdictions, or 75% of all 197 cities and counties in the SCAG region. The remaining 25% of jurisdictions are being scheduled for upcoming sessions in the next several weeks. This first round of one-on-one meetings will be completed by the end of April, 2014.

STRATEGIC PLAN:

This item supports SCAG's Strategic Plan; Goal 1: Improve Regional Decision Making by Providing Leadership and Consensus Building on Key Plans and Policies; Objective a: Create and facilitate a collaborative and cooperative environment to produce forward thinking regional plans.

BACKGROUND:

At the October 3, 2013 CEHD meeting, staff presented the sample package for local input on SCAG's growth forecast and land use datasets for the 2016 RTP/SCS. Starting in November, all 197 local jurisdictions in the SCAG region were contacted and requested to provide input on their current and anticipated population, households, and employment figures for 2012, 2020, 2035, and 2040. This is in accordance with Stage 2 of the Bottom-up Local Input Process (“local control – regional collaboration”) for the 2016 RTP/SCS, as outlined in previous communication with local jurisdictions:

- Stage 1 - Preliminary General Plan, Zoning, Existing Land Use, and Resource Data Collection and Review (March 2013 - September 13, 2013)
- Stage 2 - Review of Base Year 2012 Socioeconomic Data and Future Years' (2020, 2035, and 2040) Growth Forecast, and Local Survey (November 2013 - May 2014); and
- Stage 3 - Land Use Scenario Planning Exercises (May 2014 –September 2014)

REPORT

In order to facilitate the review of this data and to ensure that each jurisdiction is fully informed of the 2016 RTP/SCS planning process, SCAG staff are giving presentations to the planning directors or their working groups for most of the subregions in the SCAG region and scheduling follow-up individual sessions with local jurisdictions to collect data, answer questions, and provide individual assistance.

With the assistance of the region's 15 subregional organizations, these presentations are being scheduled during the months of January, February, March, and April of this year. A portion of April and the entire month of May will be reserved for additional individual meetings with jurisdictions, as needed.

To date, presentations have been made at the Orange County Council of Governments (OCCOG) Technical Advisory Committee; South Bay Cities COG Livable Communities Working Group; the Ventura County City-County Planners' Association; the Coachella Valley Association of Governments Technical Planning Sub-Committee; the Imperial County Transportation Commission Technical Advisory Panel; the San Bernardino Associated Governments (SANBAG) Planning Directors Meeting; the Western Riverside Council of Governments (WRCOG) Planning Directors Technical Advisory Committee; the WRCOG City Managers Technical Advisory Committee; the San Gabriel Valley Council of Governments Technical Advisory Panel; and the Meeting of the Gateway Cities Planning Directors. Staff have also met with 75% of all local jurisdictions at this time, and meetings are being scheduled with the remaining 25% of jurisdictions during the next several weeks. The specific schedule and progress of SCAG's current and future engagement with local jurisdictions for this effort are included in the attached.

To ensure adequate resources are allocated, staff from various departments within SCAG are involved and Frank Wen, Manager, Research & Analysis Department, serves as the main point of contact and may be reached at: 213-236-1854 or RTPLocalInput@scag.ca.gov.

FISCAL IMPACT:

Activities related to the 2016 RTP/SCS development are included in the FY14 OWP under 010.SCG0170.01, 020.SCG1635.01, 055.SCG0133.025, and 070.SCG0130.10.

ATTACHMENT:

Schedule of One-on-One Meetings with Local Jurisdictions for the 2016 RTP/SCS by Subregion and Progress of One-on-One Meetings and Subregional Presentations

Schedule of One-on-One Meetings with Local Jurisdictions for the SCAG 2016 RTP/SCS by Subregion*

January 2014						
Su	Mo	Tu	We	Th	Fr	Sa
29	30	31	1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	1
2	3	4	5	6	7	8

Imperial County Transportation Commission (ICTC)
Coachella Valley Association of Governments (CVAG)
Ventura Council of Governments (VCOG)
San Bernardino Associated Governments (SANBAG)

February 2014						
Su	Mo	Tu	We	Th	Fr	Sa
26	27	28	29	30	31	1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	1
2	3	4	5	6	7	8

Gateway Cities Council of Governments (GCCOG)
South Bay Cities Council of Governments (GCCOG)
Western Riverside Council of Governments (WRCOG)
Los Angeles County

March 2014						
Su	Mo	Tu	We	Th	Fr	Sa
23	24	25	26	27	28	1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31	1	2	3	4	5

San Gabriel Valley Association of Governments (SGVCOG)
Las Virgenes-Malibu Council of Governments (LVMCOG)
Arroyo Verdugo Subregion
North Los Angeles Subregion
City of Los Angeles Subregion
Orange County Council of Governments (OCCOG)

April 2014						
Su	Mo	Tu	We	Th	Fr	Sa
30	31	1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	1	2	3
4	5	6	7	8	9	10

Westside Cities Council of Governments
San Fernando Valley Council of Governments
Second Meetings with Local Jurisdictions, as Requested

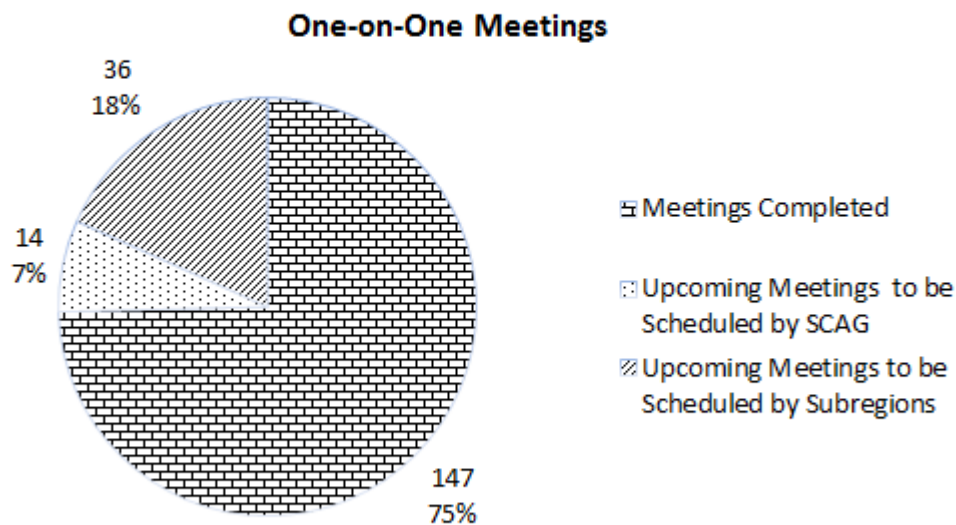
May 2014						
Su	Mo	Tu	We	Th	Fr	Sa
27	28	29	30	1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31
1	2	3	4	5	6	7

Second Meetings with Local Jurisdictions, as Requested

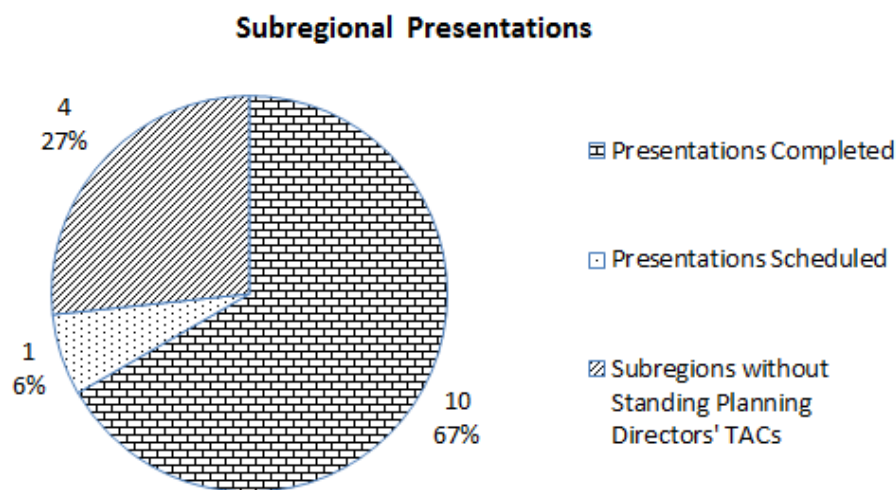
*Schedule as of March 2014; schedule
is Subject to Modification

Progress of One-on-One Meetings and Subregional Presentations (as of March 2014)

Progress to Date



Progress to Date



DATE: April 3, 2014

TO: Community, Economic and Human Development (CEHD) Committee

FROM: Simon Choi, Chief of Research and Forecasting; 213-236-1849; choi@scag.ca.gov

SUBJECT: 25th Annual SCAG/USC Demographic Workshop on June 9, 2014

EXECUTIVE DIRECTOR'S APPROVAL: 

RECOMMENDED ACTION:

For Information Only – No Action Required.

EXECUTIVE SUMMARY:

SCAG will co-host the 25th Annual Demographic Workshop with the University of Southern California (USC) on June 9, 2014 at the USC Davidson Conference Center. The main theme of the workshop is "Demographics of Poverty and Progress after the Recession."

STRATEGIC PLAN:

This item supports SCAG's Strategic Plan; Goal 4: Develop, Maintain and Promote the Utilization of State of the Art Models, Information Systems and Communication Technologies; Objective b: Develop, maintain and enhance data and information to support planning and decision making in a timely and effective manner.

BACKGROUND:

SCAG is co-hosting the 25th Annual Demographic Workshop (Workshop) with the USC Sol Price School of Public Policy and the Population Dynamics Research Group. The Workshop is scheduled for June 9, 2014, from 8:00 AM - 3:30 PM at USC's Davidson Conference Center in Los Angeles. The main theme of this year's workshop is "Demographics of Poverty and Progress after the Recession." The workshop will discuss three (3) major topics on: 1) new approaches in population forecasting; 2) trends in poverty and innovation in measuring poverty; and 3) poverty concentrations and solutions. Several roundtable discussions will be included on a selection of sub-topics. The co-sponsors of the workshop include the following: United States Census Bureau; California Department of Finance, State Census Data Center; and the California Department of Finance, Demographic Research Unit.

Since 2009, the Annual SCAG/USC Demographic Workshop has been a successful joint venture and is designed to provide informative and useful demographic and planning information for professionals, local planners, policy makers, and residents in the SCAG region. SCAG staff works closely with Professor Dowell Myers, Director of the USC Population Dynamics Research Group, to plan and conduct the Annual SCAG/USC Demographic Workshop for the purpose of enhancing the understanding of changing demographics and improving the capabilities of the public sector in planning for desirable urban growth patterns. For registration and general information about the Workshop, please go to: <http://www.scag.ca.gov/calendar/Pages/DemographicWorkshop.aspx>.

FISCAL IMPACT:

Work associated with this item is included in the current FY 2013-14 Budget under 800.SCG00160.04

ATTACHMENT:

None

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**COMMUNITY, ECONOMIC & HUMAN DEVELOPMENT COMMITTEE
of the
SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS**

**February 6, 2014
Minutes**

THE FOLLOWING MINUTES ARE A SUMMARY OF ACTIONS TAKEN BY THE COMMUNITY, ECONOMIC & HUMAN DEVELOPMENT COMMITTEE. AN AUDIO RECORDING OF THE ACTUAL MEETING IS AVAILABLE FOR LISTENING.

The Community, Economic & Human Development Committee held its meeting at SCAG's downtown Los Angeles office.

Members Present

Hon. Don Campbell, Brawley	ICTC
Hon. Carol Chen, Cerritos	GCCOG
Hon. Steven Choi, City of Irvine	District 14
Hon. Rose Espinoza, City of La Habra	OCCOG
Hon. Margaret Finlay, Duarte (Chair)	District 35
Hon. Debbie Franklin, Banning	WRCOG
Hon. Ron Garcia, Brea	OCCOG
Hon. James Gazeley, Lomita	District 39
Hon. Joseph Gonzales, South El Monte	SGVCOG
Hon. Tom Hansen, City of Paramount	GCCOG
Hon. Steve Hofbauer, Palmdale	District 43
Hon. Bill Jahn, Big Bear Lake (Vice-Chair)	District 11
Hon. Bob Joe, South Pasadena	Arroyo Verdugo Cities
Hon. Paula Lantz, Pomona	District 38
Hon. Larry McCallon, Highland	District 7
Hon. Kathryn McCullough, Lake Forest	District 13
Hon. Carl Morehouse, San Buenaventura	District 47
Hon. Ray Musser, Upland	SANBAG
Hon. Ed Paget, Needles	SANBAG
Hon. Becky Shevlin, Monrovia	SGVCOG
Hon. Tri Ta, Westminster	District 20
Hon. Michael Wilson, Indio	CVAG
Hon. Frank Zerunyan	SBCCOG

Members Not Present

Hon. Sam Allevato, City of San Juan Capistrano	OCCOG
Hon. Jeffrey Cooper	WSCCOG
Hon. Chris Garcia, Cudahy	GCCOG
Hon. Michael Goodland	WRCOG

Members Not Present (Cont'd)

Hon. Jon Harrison, Redlands	District 6
Hon. Charles Martin	Morongo Band of Mission Indians
Hon. Gene Murabito, Glendora	SGVCOG
Hon. Julie Hackbarth-McIntyre, Barstow	SANBAG
Hon. Susan McSweeney, Westlake Village	LVMCOG
Hon. John Nielsen, Tustin	District 17
Hon. John Palinkas	Pechanga Band of Luiseno Indians
Hon. Rex Parris, Lancaster	North Los Angeles County
Hon. Julio Rodriguez	District 69
Hon. Sonny Santa Ines, Bellflower	GCCOG
Hon. Ray Torres	Torres-Martinez Desert Cahuilla Indians

CALL TO ORDER & PLEDGE OF ALLEGIANCE

Hon. Margaret Finlay, Chair, called the meeting to order at 10:00 AM. Hon. Ed Paget led the Committee in the Pledge of Allegiance.

PUBLIC COMMENT PERIOD

There were no public comments.

REVIEW AND PRIORITIZE AGENDA ITEMS

There was no reprioritization of the agenda.

RHNA AND HOUSING ELEMENT REFORM SUBCOMMITTEE UPDATE

Hon. Bill Jahn, Chair, RHNA and Housing Element Reform Subcommittee, reported that at the Subcommittee meeting on January 23, 2014, Glen Campora, Assistant Deputy Director, Housing Community Development (HCD), provided perspective on many RHNA and housing element issues. Hon. Jahn praised Mr. Campora's contributions. The next meeting will be held on March 13, 2014.

Huasha Liu, Director of Land Use and Environmental Planning, stated that other regions are also working on suggested revisions to the RHNA process. SCAG is working with the other MPOs and COGs in the state to share information.

ACTION ITEM

1. **Sustainability Joint Work Program with Imperial County Transportation Commission (ICTC)**

Huasha Liu, Director of Land Use and Environmental Planning, introduced the item and stated that SCAG and ICTC have developed the Sustainability Joint Work Program to better coordinate the activities of the two agencies and support the implementation of the 2012 RTP/SCS. Ms. Liu introduced Alan Thompson, who spearheaded this effort with ICTC.

Alan Thompson, Senior Regional Planner, discussed the collaboration efforts of the two agencies and noted that the Joint Work Program with ICTC is the third such

coordination of efforts between SCAG and the County Transportation Commission (CTC), preceded by collaborations with Metro and SANBAG, respectively. Mr. Thompson stated that the objective of the Joint Work Programs is to implement first mile/last mile strategies by initiating a county-wide Safe Routes to School program, provide more effective border-crossings in Imperial County, and create more livable communities.

A MOTION was made (McCallon) to recommend that the Regional Council adopt the Sustainability Joint Work Program with ICTC for the implementation of the 2012 RTP/SCS. The MOTION was SECONDED (Musser) and UNANIMOUSLY APPROVED. The MOTION was APPROVED by the following vote:

AYES: Campbell, Chen, Choi, Espinoza, Finlay, Franklin, Garcia, Gazeley, Gonzales, Hansen, Hofbauer, Jahn, Joe, Lantz, McCallon, McCullough, Morehouse, Musser, Paget, Shevlin, Ta, Wilson, Zerunyan

NOES: None

ABSTAIN: None

INFORMATION ITEMS

2. Schedule of One-on-One Meetings with Local Jurisdictions to Provide Assistance for a Bottom-Up Local Input Process

Kimberly Clark, Senior Regional Planner, provided an overview of the one-on-one meetings that have been scheduled with Local Jurisdictions to assist in the local review of the draft socioeconomic and geographic datasets for the 2016 RTP/SCS. At these meetings, staff is collecting data changes, answering questions, and providing technical guidance. Ms. Clark reported that staff has completed 39 meetings, which covers 20% of all local jurisdictions. Through the efforts of staff and subregional assistance, an additional 135 meetings have been scheduled for the months of February and March. Ms. Clark stated that the efforts of our subregional partnerships have been invaluable in this process.

Hon. Larry McCallon stated that at these meetings it should be made clear to the local jurisdictions that the growth forecast numbers provided are for transportation and housing. Hon. McCallon emphasized the importance that jurisdictions understand that it is one number for both.

Hon. Paula Lantz requested that she be informed when these meetings are scheduled in her District (38).

3. Qualifying Areas for the Governor's 2013 Economic Development Initiative (AB 93) Released by the California Department of Finance (DOF)

Kimberly Clark stated that the California Department of Finance (DOF) recently published the official list of "designated census tracts" that are eligible to receive an economic credit under AB 93. Staff has provided a map of the specific areas, along with a web application

which allows local jurisdictions to check whether specific zip codes or addresses are located within the qualified census tracts under AB 93.

CONSENT CALENDAR

Approval Item

4. Minutes of the January 2, 2014 Meeting

Receive and File

5. 2014 Regional Council and Policy Committees Meeting Schedule
6. Resolution No. 14-556-1 for California Strategic Growth Council Sustainable Communities Planning Grant and Incentive Program Application
7. Information Regarding Receipt of Transfer Agreements Related to the 4th and 5th Cycle Regional Housing Needs Assessment (RHNA)
8. SCAG Sustainability Planning Grants Program – Monthly Update

A MOTION was made (Franklin) to approve the Consent Calendar. Abstentions were noted pertaining to Item 4 by members Finlay, Shevlin, and Ta. The MOTION was SECONDED (Musser) and APPROVED by the following vote:

AYES: Campbell, Chen, Choi, Espinoza, Franklin, Garcia, Gazeley, Gonzales, Hansen, Hofbauer, Jahn, Joe, Lantz, McCallon, McCullough, Morehouse, Musser, Paget, Wilson, Zerunyan, Finlay, Shevlin, Ta

NOES: None

ABSTAIN (as to Item 4 only): Finlay, Shevlin, Ta

CHAIR'S REPORT

There was no report provided.

STAFF REPORT

Frank Wen, Manager of Research & Analysis, announced that the nomination packet for the upcoming 8th Annual Compass Blueprint Sustainability Awards program will be released electronically the week of February 10, 2014. The awards will be presented at the Regional Conference & General Assembly May 1-2, 2014.

FUTURE AGENDA ITEMS

There were no future agenda items presented.

ANNOUNCEMENTS

Hon. Larry McCallon encouraged the Committee members to attend the Executive Education Forum at the USC/Sol Price School of Public Policy.

Hon. Carl Morehouse announced that the American Planning Association (APA) will hold its California Chapter's Annual Meeting at the Disneyland Hotel in Anaheim September 13 – 16, 2014.

ADJOURNMENT

The Chair adjourned the meeting at 10:55 AM.

Minutes Approved By:

A handwritten signature in black ink, appearing to read 'Frank Wen', is written over a horizontal line.

Frank Wen, Manager
Research & Analysis

Community, Economic & Human Development Committee Attendance Report

2014

Member (including Ex-Officio) LastName, FirstName	Representing	X = County Represented						X = Attended = No Meeting NM = New Member EA = Excused Absence											
		IC	LA	OC	RC	SB	VC	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Allevato, Sam	OCCOG			X															
Campbell, Don*	ICTC	X						X	X										
Chen, Carol	Gateway Cities		X					X	X										
Choi, Steven	City of Irvine (District 14)			X				X	X										
Cooper, Jeffrey	WSCCOG		X					X											
Espinoza, Rose	OCCOG			X				X	X										
Finlay, Margaret* (Chair)	Duarte (District 35)		X						X										
Franklin, Debbie	WRCOG				X			X	X										
Garcia, Chris	GCCOG		X																
Garcia, Ron	OCCOG			X					X										
Gazeley, James*	Lomita (District 39)		X					X	X										
Gonzales, Joseph J.	SGVCOG		X						X										
Goodland, Michael	WRCOG				X														
Hansen, Tom	Gateway Cities							X	X										
Harrison, Jon	District 6					X													
Hofbauer, Steve	Palmdale (District 43)		X					X	X										
Jahn, Bill* (Vice-Chair)	SANBAG (District 11)					X		X	X										
Joe, Robert	Arroyo Verdugo		X					X	X										
Lantz, Paula*	Pomona (District 38)		X					X	X										
Martin, Charles	Morongo Indians				X			X											
McCallon, Larry*	Highland (District 7)					X			X										
McCullough, Kathryn*	OCCOG			X				X	X										
Hackbarth-McIntyre, Julie	SANBAG																		
McSweeney, Susan	Las Virgenes/Malibu COG		X																
Morehouse, Carl*	VCOG (District 47)						X	X	X										
Murabito, Gene*	SGVCOG		X																
Musser, Ray	SANBAG					X		X	X										
Nielsen, John*	Tustin (District 17)			X				X											
Paget, Ed	SANBAG					X		X	X										
Palinkas, John	Pechanga Indians				X														
Parris, Rex	North L.A. County Subregion		X																
Rodriguez, Julio	District 69																		
Santa Ines, Sonny	GCCOG		X					X											
Shevlin, Becky	SGVCOG		X						X										
Ta, Tn*	District 20			X					X										
Torres, Ray	Torres Martinez				X														
Wilson, Michael	CVAG	X						X	X										
Zerunyan, Frank	SBCCOG		X					X	X										
Regional Council Member*																			

SOUTHERN CALIFORNIA

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Greg Pettis, Cathedral City

First Vice President

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Glen Becerra, Simi Valley

**Executive/Administration
Committee Chair**

Greg Pettis, Cathedral City

Policy Committee ChairsCommunity, Economic and
Human Development
Margaret Finlay, DuarteEnergy & Environment
James Johnson, Long BeachTransportation
Keith Millhouse, Ventura County
Transportation Commission

2014 MEETING SCHEDULE

REGIONAL COUNCIL AND POLICY COMMITTEES

All Regular Meetings are scheduled on the 1st Thursday of each month, except for September*

Executive/Administration Committee (EAC)	9:00 AM – 10:00 AM
Community, Economic and Human Development Committee (CEHD)	10:00 AM – 12:00 PM
Energy and Environment Committee (EEC)	10:00 AM – 12:00 PM
Transportation Committee (TC)	10:00 AM – 12:00 PM
Regional Council (RC)	12:15 PM – 2:00 PM

January 2, 2014

February 6, 2014

March 6, 2014

April 3, 2014

May 1 – 2, 2014**(SCAG 2014 Regional Conference & General Assembly)**

June 5, 2014

DARK IN JULY

August 7, 2014

September 11, 2014***(Note: League of California Cities Annual Conference in Los Angeles, Sept. 3 – 5)**

October 2, 2014

November 6, 2014

December 4, 2014

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DATE: April 3, 2014

TO: Regional Council (RC)
Executive/Administration Committee (EAC)
Community, Economic, and Human Development (CEHD) Committee
Energy and Environment Committee (EEC)
Transportation Committee (TC)

FROM: Hasan Ikhata, Executive Director, ikhata@scag.ca.gov, 213-236-1944

SUBJECT: SCAG Sustainability Planning Grants Program – Monthly Update

RECOMMENDED ACTION:

Receive and File.

EXECUTIVE SUMMARY:

SCAG is providing a monthly update (attached) regarding successful implementation of the 73 Sustainability Grants to member agencies. Forty-four (44) of the seventy-three (73) approved SCAG Sustainability Planning Grants were funded in the fall of 2013. At the time this report was distributed, thirty (30) grant projects have had Scopes of Work developed and finalized, twenty-five (25) grant projects have had Request for Proposals (RFPs) released, thirteen (13) grant projects have selected consultants, and nine (9) grant projects have had contracts executed.

STRATEGIC PLAN:

This item supports SCAG's Strategic Plan Goal 1: Improve Regional Decision Making by Providing Leadership and Consensus Building on Key Plans and Policies; and Goal 4: Develop, Maintain and Promote the Utilization of State of the Art Models, Information Systems and Communication Technologies.

BACKGROUND:

On September 12, 2013, the Regional Council approved seventy-three (73) Sustainability Planning Grant projects and directed staff to proceed with funding projects with available funds for Phases I and Phase II projects (total of 44 projects). The remaining projects will be part of Phase III and will proceed as additional funds become available in FY 2014-2015.

SCAG staff is providing monthly updates to the Board regarding implementation of the seventy-three (73) grants. At the time this report was distributed, thirty (30) grant projects have had scopes of work developed in partnership with the cities, twenty-five (25) grant projects have had RFPs released, thirteen (13) grant projects have consultants selected and nine (9) grant projects have completed negotiations and have contracts executed.

FISCAL IMPACT:

Funding is included in SCAG's FY 2013-14 Overall Work Program (OWP) Budget. Staff's work budget for the current fiscal year are included in FY 2013-14 OWP 065.SCG02663.02.

ATTACHMENT:

Summary Progress Chart

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SCAG Sustainability Planning Grants

March 19, 2014 Regional Council Progress Update

Working / Last							
Rank	Applicant	Project	Contact	Scope	RFP	Selection	Contract
Phase 1 (Available funds FY 13-14)							
1	San Bernardino County	Bloomington Area Valley Blvd. Specific Plan Health and Wellness Element - Public health; Active transportation; Livability; Open space	x	x	x	x	x
2	Los Angeles - Department of City Planning	Van Nuys & Boyle Heights Modified Parking Requirements - Economic development; TOD; Livability	x	x	x	x	x
3	Los Angeles - Department of City Planning	Bicycle Plan Performance Evaluation - Active transportation; performance measures	x	x	x		
4	Western Riverside Council of Governments	Public Health: Implementing the Sustainability Framework - Public health; Multi-jurisdiction coordination; Sustainability	x	x	x		
5	Santa Ana	Complete Streets Plan - Complete streets; Active transportation; Livability	x	x	x	x	
6	San Bernardino Associated Governments	Climate Action Plan Implementation Tools - GHG reduction; Multi-jurisdiction coordination; Implementation	x	x	x	x	x
7	Riverside	Restorative Growthprint Riverside - GHG reduction; Infrastructure investment; Economic development	x	x	x	x	
8	Orange County Parks	Orange County Bicycle Loop - Active transportation; Multi-jurisdictional; Public health	x	x	x	x	x
9	Ventura County	Connecting Newbury Park - Multi-Use Pathway Plan - Active transportation; Public health; Adaptive re-use	x	x	x	x	x
10	Imperial County Transportation Commission	Safe Routes to School Plan - Multi-modal; Active transportation	x	x			

Working / Last								
Rank	Applicant	Project	Contact	Scope	RFP	Selection	Contract	
11	Yucaipa	College Village/Greater Dunlap Neighborhood Sustainable Community - Complete Streets; TOD	x	x	x	x		
12	Las Virgenes-Malibu Council of Governments	Multi-Jurisdictional Regional Bicycle Master Plan - Active transportation; Public health; Adaptive re-use	x	x	x	x		x
13	Eastvale	Bicycle & Pedestrian Master Plan - Active Transportation	x	x	x	x		
14	West Covina	Downtown Central Business District - Multi-modal; Active transportation	x					
15	Placentia	General Plan/Sustainability Element & Development Code Assistance - General Plan Update; Sustainability Plan	x	x	x	x		x
16	Paramount/Bellflower	Regional Bicycle Connectivity - West Santa Ana Branch Corridor - Active transportation; multi-jurisdiction	x	x	x			
17	Costa Mesa	Implementation Plan for Multi-Purpose Trails - Active Transportation	x	x	x	x		x
Phase 2 (Available funds)								
18	Fullerton	East Wilshire Avenue Bicycle Boulevard - Active transportation; Livability; Demonstration project	x					
19	Beaumont	Climate Action Plan - GHG reduction	x	x	x			
20	Palm Springs	Sustainability Master Plan Update - Leverages larger effort; commitment to implement	x					
21	Big Bear Lake	Rathbun Corridor Sustainability Plan - Multi-modal; Economic development; Open space	x	x				
22	Western Riverside Council of Governments	Land Use, Transportation, and Water Quality Planning Framework - Integrated planning, Sustainability	x					
23	Anaheim	Bicycle Master Plan Update - Active transportation	x	x	x	x		

Working / Last							
Rank	Applicant	Project	Contact	Scope	RFP	Selection	Contract
24	Ontario	Ontario Airport Metro Center - Multi-modal; Visualization; Integrated planning	x				
25	Coachella Valley Association of Governments	CV Link Health Impact Assessment - Active transportation; Public health; Multi-jurisdiction	x	x	x		
26	San Bernardino Associated Governments	San Bernardino Countywide Complete Streets Strategy - Multi-modal; Livability; Multi-jurisdiction	x				
27	Chino Hills	Climate Action Plan and Implementation Strategy - GHG reduction; Implementation; Sustainability	x	x	x		
28	Coachella	La Plaza East Urban Development Plan - Mixed-use, TOD, Infill	x	x			
29	South Bay Bicycle Coalition/Hermosa, Manhattan, Redondo	Bicycle Mini-Corral Plan - Active transportation; implementable; good value	x				
30	Hawthorne	Crenshaw Station Area Active Transportation Plan and Overlay Zone - Multi-modal; Active transportation; GHG reduction	x				
31	Chino	Bicycle & Pedestrian Master Plan - Multi-modal; Active transportation	x	x	x		
32	Stanton	Green Planning Academy - Innovative; Sustainability; Education & outreach	Oct-13				
33	Hermosa Beach	Carbon Neutral Plan - GHG reduction; Sustainability	Oct-13				
34	Palm Springs	Urban Forestry Initiative - Sustainability; Unique; Resource protection	x				
35	Orange County	"From Orange to Green" - County of Orange Zoning Code Update - Sustainability; implementation	x				
36	Calimesa	Wildwood and Calimesa Creek Trail Master Plan Study - Active transportation; Resource protection	x				

Working / Last								
Rank	Applicant	Project	Contact	Scope	RFP	Selection	Contract	
37	Western Riverside Council of Governments	Climate Action Plan Implementation - GHG Reduction; Multi-jurisdiction; implementation	x	x	x			
38	Lynwood	Safe and Healthy Community Element - Public health & safety, General Plan update	x	x	x			
39	Palmdale	Avenue Q Feasibility Study - Mixed-use; Integrated planning	x	x				
40	Long Beach	Willow Springs Wetland Habitat Creation Plan - Open Space; Resource protection	x					
41	Indio	General Plan Sustainability and Mobility Elements - Sustainability; Multi-modal, General Plan update	x	x				
42	Glendale	Space 134 - Open space/Freeway cap; Multi-modal	x					
43	Rancho Palos Verdes/City of Los Angeles	Western Avenue Corridor Design Implementation Guidelines - Urban Infill; Mixed-use; Multi-modal	x	x	x			
44	Moreno Valley	Nason Street Corridor Plan - Multi-modal; Economic development	x	x	x			
Phase 3 (Pending additional funds)								
45	Park 101/City of Los Angeles	Park 101 District - Open space/Freeway cap; Multi-modal	Oct-13					
46	Los Angeles/San Fernando	Northeast San Fernando Valley Sustainability & Prosperity Strategy - Multi-jurisdiction; Economic development; Sustainability	x					
47	San Dimas	Downtown Specific Plan - Mixed use; Infill	Oct-13					
48	Los Angeles - Department of City Planning	CEQA Streamlining: Implementing the SCS Through New Incentives - CEQA streamlining	Oct-13					
49	Pico Rivera	Kruse Road Open Space Study - Open space; Active transportation	Oct-13					

Working / Last								
Rank	Applicant	Project	Contact	Scope	RFP	Selection	Contract	
50	South Bay Cities Council of Governments	Neighborhood-Oriented Development Graphics - public outreach	Oct-13					
51	San Bernardino Associated Governments	Safe Routes to School Inventory - Active transportation; Public health	Oct-13					
52	Burbank	Mixed-Use Development Standards - Mixed use; Urban infill	x					
53	San Bernardino Associated Governments	Countywide Habitat Preservation/Conservation Framework - Open Space; Active Transportation	Oct-13					
54	Rancho Cucamonga	Healthy RC Sustainability Action Plan - Public health; implementation	x					
55	Pasadena	Form-Based Street Design Guidelines - Complete Streets; Multi-modal; Livability	x					
56	South Gate	Gateway District/Eco Rapid Transit Station Specific Plan - Land Use Design; Mixed Use; Active Transportation	Oct-13					
57	Lancaster	Complete Streets Master Plan - Complete Streets Plan	x					
58	Rancho Cucamonga	Feasibility Study for Relocation of Metrolink Station - Transit Access	Oct-13					
59	Santa Clarita	Soledad Canyon Road Corridor Plan - Land Use Design; Mixed Use Plan	Oct-13					
60	Seal Beach	Climate Action Plan - Climate Action Plan	x					
61	La Mirada	Industrial Area Specific Plan - Land Use Design	Oct-13					
62	Hemet	Downtown Hemet Specific Plan - Land Use Design; Mixed Use Plan	x					
63	Hollywood Central Park/City of Los Angeles	Hollywood Central Park EIR - Open Space/Freeway Cap; Multi-modal	Oct-13					
64	Desert Hot Springs	Bicycle/Pedestrian Beltway Planning Project - Active Transportation	x					

Working /								
Rank Applicant		Project		Last Contact	Scope	RFP	Selection	Contract
65	Cathedral City	General Plan Update - Sustainability - General Plan Update; Sustainability Plan		Oct-13				
66	Westminster	General Plan Update - Circulation Element - General Plan Update; Complete Streets		x				
67	La Canada Flintridge	Climate Action Plan - Climate Action Plan		Oct-13				
68	Huntington Beach	Neighborhood Electric Vehicle Plan - Electric Vehicle		Oct-13				
69	Pasadena	Green House Gas (GHG) Emission Reduction Evaluation Protocol - Climate Action Plan		Oct-13				
70	San Bernardino Associated Governments	Countywide Bicycle Route Mobile Application - Active Transportation		Oct-13				
71	Dana Point	General Plan Update - General Plan Update		Oct-13				
72	Garden Grove	RE:IMAGINE Downtown - Pedals & Feet - Active Transportation; Infill		x				
73	Barstow	Housing Element and Specific Plan Update - Housing; Land Use Design		Oct-13				